




UCC

LIEN NO. 94202767

3030 PROPERTY LLC

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
B. E-MAIL CONTACT AT SUBMITTER (optional)
C  698.12th ST SE, SUITE 200 SALEM, OR 97301 SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME 3030 Property LLC				
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 2020 SW 4th Avenue, Suite 600	CITY Portland	STATE OR	POSTAL CODE 97201	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR 2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Triangle Holdings X LLC				
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 2020 SW 4th Avenue, Suite 600	CITY Portland	STATE OR	POSTAL CODE 97201	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

See attached Exhibit A

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative		
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor		
8. OPTIONAL FILER REFERENCE DATA:		

EXHIBIT A  
Description of the Collateral

The following described property:

- I. The following described property to the extent such property is not encumbered by the Trust Deed, Assignment of Rents and Leases, Security Agreement and Fixture Filing between Debtor, as Grantor, and Secured Party, as Beneficiary, recorded in the Records of Multnomah County, Oregon on May 19, 2025 as Document No. 2025-031223 (the "Trust Deed") as a real estate lien (collectively, the "**Trust Property**"):
  - a. All interests, estates, including leasehold estates, and rights that Debtor now has or may acquire in (i) the real property in Multnomah County, Oregon described on attached **Exhibit B** (the "**Property**"); (ii) any and all options, agreements, and contracts for the purchase or sale of all or any part or parts of the Property or interests in the Property and all proceeds of them; (iii) all easements, rights-of-way, and rights used in connection with the Property or as a means of access to the Property; and (iv) all tenements, hereditaments, and appurtenances in any manner, belonging, relating, or appertaining to the Property;
  - b. all interests, estates, and rights of Debtor, now owned or hereafter acquired, in and to any land lying within any streets, sidewalks, alleys, strips, and gores adjacent to or used in connection with them;
  - c. all rights, titles, and interests of Debtor, now owned or hereafter acquired, in and to any and all buildings, structures, parking facilities, and other improvements of every nature now or hereafter located on the Property and all fixtures, machinery, equipment, and other personal property located on the Property or attached to, contained in, or used in any such buildings and other improvements, and all appurtenances and additions to and substitutions and replacements of the Property (all of the foregoing being collectively referred to below as the "**Improvements**");
  - d. any and all mineral rights, oil and gas rights, geothermal rights, air rights, development rights (including all rights with respect to any surveying, engineering, traffic study, and other development efforts and work pertaining to the Property), water rights, water stock, and water service contracts, drainage rights, entitlements, parking rights, zoning rights, and other similar rights or interests that benefit or are appurtenant to the Property or the Improvements or both, and any of their proceeds;
  - e. all present and future rights in and to the trade name (if any) by which all or any portion of the Property and Improvements are known; all books and records relating to the use and operation of all or any portion of the Property and Improvements; all right, title, and interest of Debtor in, to, and under all present and future plans, specifications, and contracts relating to the design, construction, management, or inspection of any Improvements; all rights, titles, and interests of Debtor in and to all present and future licenses, permits, approvals, and agreements with or from any municipal corporation, county, state, or other governmental or quasi-governmental entity or agency relating to the development, improvement, division, or use of all or any portion of the Property to the extent the trade names, licenses, permits, approvals, and other agreements are

- assignable by law; and all other general intangibles relating to the Property, the Improvements, or their use and operation;
- f. all rights of Debtor in and to any escrow agreements, title insurance, surety bonds, warranties, management contracts, construction contracts, leasing and sales agreements, and service contracts that are in any way relevant to the ownership, development, improvement, management, construction, sale, use, or operation of all or any portion of the Property or any of the Improvements;
  - g. Debtor's rights under any payment, performance, or other bond in connection with the construction of any Improvements, and all construction materials, supplies, equipment, and other personal property delivered to the Property or intended to be used in connection with the construction of any Improvements; and
  - h. all rights, interest, and claims that Debtor now has or may acquire with respect to any damage to or taking of all or any part of the Property or the Improvements, including without limitation any and all proceeds of insurance in effect with respect to the Improvements, any and all awards made for taking by eminent domain, or by an proceedings or purchase in lieu thereof, of the whole or any part of the Property or the Improvements, and any and all awards resulting from any damage to the Property or the Improvements.
- 2. all personal property that is used or will be used in construction of any Improvements on the Trust Property;
  - 3. all personal property that is now or will hereafter be placed on or in the Trust Property or the Improvements;
  - 4. all rents, revenues, issues, royalties, profits, income, proceeds, and benefits derived from the Trust Property and the lease, rental, or license of all or any portion of the Trust Property, including but not limited to lease and security deposits, and all other personal property that is derived from or used in connection with the use, occupancy, or enjoyment of the Trust Property;
  - 5. all property defined in Oregon's version of the Uniform Commercial Code as accounts, equipment, fixtures, inventory, and general intangibles, to the extent they are used at, or arise in connection with the ownership, maintenance, or operation of the Trust Property;
  - 6. all causes of action, claims, security deposits, advance rental payments, utility deposits, refunds of fees or deposits paid to any governmental authority, refunds of taxes, and refunds of insurance premiums relating to the Trust Property;
  - 7. all options, agreements, and contracts for the purchase or sale of all or any part of the Trust Property or interests in the Trust Property; and
  - 8. all present and future attachments, accessions, amendments, replacements, additions, products and proceeds of every nature of the foregoing.

**EXHIBIT B**  
**Legal Description of 3030 Land**

A parcel of land situated in Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows: Commencing at a point in the North line of S.W. Sheridan Street that is South 89°17' East 498.43 feet from the East line of S.W. Water Avenue measured along said North line and the extension thereof; thence South 23°51' East a distance of 1204.56 feet; thence South 14°55'20" East a distance of 481.23 feet to a point in the Northerly line of relocated S.W. Wood Street (also the Northerly line of Ross Island Bridge right of way), which point is the true point of beginning of this description; thence North 83°52' East along said Northerly line of relocated S.W. Woods Street a distance of 269.40 feet; thence North 1°28' East a distance of 365.69 feet; thence North 88°32' West a distance of 344.67 feet; thence Southwesterly along a curve to the left having a radius of 27.03 feet and which is tangent to the end of the last described line a distance of 30.87 feet to the East line of S.W. Moody Avenue; thence Southeasterly along said East street line to the true point of beginning.

TOGETHER WITH that portion of vacated S.W. Moody Avenue vacated by City of Portland Ordinance No. 187032 recorded November 6, 2015, and amended by City of Portland Ordinance No. 187368 recorded November 6, 2015, as Recorder's Fee No. 2015-142148, and as conveyed by the City of Portland, a municipal corporation, to 3030 Property LLC, an Oregon limited liability company by Quitclaim Deed Recorded November 6, 2015, as Recorder's Fee No. 2015-142150, Multnomah County Deed Records.